130.0	0001	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	943,500	/	943,500
USE VALUE:	943,500	/	943,500
ASSESSED:	943,500	/	943,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VICHIER-CERF NOELLE & LAURENT
Owner 2:	
Owner 3:	
Street 1:	64 CLOVELLY RD
Street 2:	LONDON
Twn/City:	UNITED KINGDOM
St/Prov:	Cntry: Own Occ: N
Postal:	W45DS Type:

PREVIOUS OWNER

Owner 1:	CHASTEEN REBECCA C -
Owner 2:	-
Street 1:	32 ACADEMY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1962, having primarily Wood Shingle Exterior and 1921 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7264.000	369,400		574,100	943,500
Total Card	0.167	369,400		574,100	943,500
Total Parcel	0.167	369,400		574,100	943,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.15 | /Parcel: 491.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83956
GIS Ref	
GIS Ref	
Insp Date	02/23/17

!10160!

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	369,400	0	7,264.	574,100	943,500		Year end	12/23/2021
2021	101	FV	358,800	0	7,264.	574,100	932,900		Year End Roll	12/10/2020
2020	101	FV	358,800	0	7,264.	574,100	932,900	932,900	Year End Roll	12/18/2019
2019	101	FV	268,800	0	7,264.	606,000	874,800	874,800	Year End Roll	1/3/2019
2018	101	FV	295,700	0	7,264.	446,500	742,200	742,200	Year End Roll	12/20/2017
2017	101	FV	295,700	0	7,264.	427,400	723,100	723,100	Year End Roll	1/3/2017
2016	101	FV	295,700	0	7,264.	395,500	691,200	691,200	Year End	1/4/2016
2015	101	FV	285,700	0	7,264.	331,700	617,400	617,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:13:09

LAST REV

Date	Time
08/01/19	14:40:22
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10160

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHASTEEN REBECC	69212-345		4/28/2017		885,000	No	No		
FREDERICK LESLI	26556-520		8/2/1996		200,000	No	No		A

USER DEFINED

Prior Id # 1:	83956
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2018	445	Solar Pa	7,000	C				
3/21/2018	300	Re-Roof	5,300	C				
5/16/2001	310	Porch	26,000	C		G3	GR FY03	PORCH TO L.A.-REMO

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2017	Meas/Inspect	DGM	D Mann
11/26/2008	Meas/Inspect	336	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
11/9/1999	Meas/Inspect	243	PATRIOT
7/7/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7264		Sq. Ft.	Site		0	90.	0.88	10									574,125						574,100	

Total AC/HA:	0.16676	Total SF/SM:	7264	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	574,125	Spl Credit		Total:	574,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.19659030
Const Adj.:	0.99742496
Adj $ / SQ:	167.091
Other Features:	87800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501871
Depreciation:	132494
Depreciated Total:	369377

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

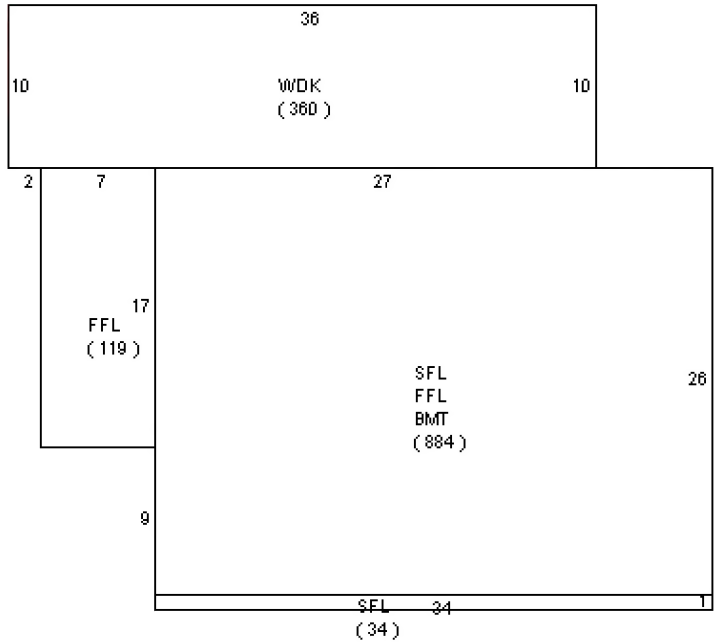
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.80
Special Features:	0	Val/Su Net:	116.71
Final Total:	369400	Val/Su SzAd	192.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,003	167.090	167,593
SFL	Second Floor	918	167.090	153,390
BMT	Basement	884	50.130	44,313
WDK	Deck	360	8.760	3,152

Net Sketched Area:	3,165			Total:	368,448
Size Ad	1921	Gross Area	3165	FinArea	1921

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	